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Attorneys for Arthur Aslanian, Anita Aslanian,  
LJ Properties, Inc. and Riverside Investors, LLC

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**

In re

4402 MAMMOTH INVESTORS, LLC,

Debtor,

4402 MAMMOTH INVESTORS, LLC,

Plaintiff

v.

STONEHAVEN, LLC

Defendant.

Case No. 2:18-bk-12055-WB

Chapter 11

Adv. No. 2:19-ap-01289-WB

**ARTHUR ASLANIAN, ANITA ASLANIAN,  
LJ PROPERTIES, INC., AND RIVERSIDE  
INVESTORS, LLC'S EMERGENCY  
MOTION FOR PROTECTIVE ORDER  
WITH REGARD TO PRIVATE TAX  
RETURN AND CONFIDENTIAL  
FINANCIAL INFORMATION SOUGHT BY  
STONEHAVEN LLC; DECLARATION OF  
BENJAMIN S. TRAGISH IN SUPPORT  
THEREOF**

**[Emergency Hearing Requested Pursuant to  
LBR 9075-11]**

1 **I. BASIS OF EMERGENCY: RELIEF REQUESTED**

2 Non-Parties Arthur Aslanian, Anita Aslanian, LJ Properties, Inc., and Riverside Investors,  
3 LLC (“Aslanian Parties”) hereby make an **Emergency Motion** for a protective order precluding  
4 the production of all private tax return information (as to the Aslanian Parties) and all confidential  
5 financial statements related to the Aslanian Parties as sought by subpoenas and notices of deposition  
6 issued by Stonehaven, LLC (“Stonehaven”) to First Choice Bank and Nadel CPA (Exhibit 1 to  
7 Declaration of Benjamin S. Tragish (“Tragish Decl.”)).

8 While the subpoenas issued to First Choice Bank and Nadel CPA and the requests for  
9 production accompanying the subpoenas are wildly overbroad, Aslanian Parties’ seek the instant  
10 Motion for Protective Order (“Motion”) on the *limited* grounds that Stonehaven’s requests calling  
11 for the production of the Aslanian Parties’ tax return information are improper and protected from  
12 disclosure by Ninth Circuit precedent. Furthermore, Stonehaven’s requests calling for the  
13 production of Aslanian Parties’ confidential financial statements are patently irrelevant and  
14 disproportionate to the scope of discovery.

15 Aslanian Parties seek this Motion on an exigent basis in light of Stonehaven’s setting of the  
16 deposition date and production date for the subpoenas on seven (7) days’ notice, which, in effect  
17 has left Aslanian Parties with no time to meaningfully meet and confer with Stonehaven’s counsel,  
18 to notice the instant Motion on regular or shortened time, or to comply with the requirements of  
19 LBR 7026-1(c) prior to the date designated for the production of documents, October 10, 2019, and  
20 prior to the October 11, 2019 evidentiary Hearing on Mammoth Investors, LLC’s Motion for  
21 Preliminary Injunction. See Tragish Decl. ¶ 10, Exh. 8.

22 This **Emergency Motion** is made based on the facts and grounds stated herein and in the  
23 attached Declaration of Benjamin S. Tragish (“Tragish Decl.”).

24 **II. FACTUAL BACKGROUND**

25 On September 6, 2019, the Court granted 4402 Mammoth Investors, LLC’s (“Debtor” or  
26 “Mammoth”) Motion for Temporary Restraining Order and Preliminary Injunction Restraining  
27 Stonehaven, LLC, which sought to enjoin Stonehaven from enforcing a state a court judgment  
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1 against Debtor’s principal, Arthur Aslanian, on a guarantee of a debt owed by Debtor, which the  
2 Court determined was well secured. See 9/20/19 Temporary Restraining Order, Exh. 2 to Tragish  
3 Decl. Debtor’s Motion was supposed by the Declaration of Arthur Aslanian, which attested that  
4 due to Stonehaven’s ongoing aggressive enforcement against Mr. Aslanian personally on the  
5 Guaranty, Mr. Aslanian’s time, energy, and resources were being substantially diverted from his  
6 management duties to Mammoth. See 8/28/19 Declaration of Arthur Aslanian, Exh. 3 to Tragish  
7 Decl., ¶ 4.

8 Debtor’s Motion contained other evidence substantiating that counsel for Stonehaven has  
9 harassed and intimidated Mr. Aslanian and his family on multiple occasions, including by  
10 appearing at Mr. Aslanian’s place of residence and at his place of work—with knowledge that Mr.  
11 Aslanian was represented by counsel—and aggressively interrogating individuals with no  
12 involvement in these proceedings, including contractors at Mr. Aslanian’s home and Mr. Aslanian’s  
13 own daughter. See Aslanian Decl., ¶¶ 8-10. Additionally, counsel for Stonehaven indicated to Mr.  
14 Aslanian that he intended to report him to federal authorities (for reasons which are unknown) and  
15 threatened Mr. Aslanian and his counsel. Id. ¶¶ 8, 10.

16 Based on Debtor’s moving papers, the Court entered a temporary restraining order against  
17 Stonehaven on September 20, 2019, which among other things, precluded Stonehaven from  
18 “propounding post-judgment discovery on Mr. Arthur Aslanian (“Mr. Aslanian”) and his wife, Mrs.  
19 Anita Aslanian (“Mrs. Aslanian”), to enforce its Judgment against Mr. Aslanian in the State Court  
20 action entitled 4402 Mammoth Investors, LLC v. Stonehaven, LLC (Los Angeles County Superior  
21 Court Case No. BC 656986) (the “State Court Action”).” See Exh. 2 at 3:6-4:15, 4:20-24.

22 In attempt to circumvent the temporary restraining order, on September 23, 2019, rather  
23 than tailor its requests to the scope of the evidentiary hearing on the Preliminary Injunction Motion,  
24 Stonehaven began issuing notices of depositions and subpoenas, including to Aslanian Parties,  
25 Arthur Aslanian’s accountant, and Mammoth’s lender. See Tragish Decl. ¶ 3.

26 After CSReeder, PC was retained to represent Aslanian Parties with respect to the  
27 September 23, 2019 subpoenas, Stonehaven issued further deposition notices on Thursday, October  
28

1 3, 2019, seeking, among other things, Mr. Aslanian's tax returns and confidential financial  
2 statements, including those of his wife, Anita Aslanian, LJ Properties, Inc. and Riverside Investors,  
3 LLC. Stonehaven's request were served with a mere five-days' notice. See Further Deposition  
4 Notices to First Choice Bank and Nadel CPA, Exh 1. Counsel for Aslanian Parties promptly issued  
5 objections to the documents requested. See 10/4/19 Objections, Exh. 4 to Tragish Decl. Notably,  
6 Nadel CPA (Mr. Aslanian's accountant), advised counsel for Stonehaven that it never received a  
7 copy of the deposition notice seeking documents on October 8, 2019 when attempts were made to  
8 confirm the deposition would proceed. See 10/8/19 Correspondence from S. Linka to M. Weiss,  
9 Exh. 5 to Tragish Decl. Nadel CPA later issued an email to counsel for Stonehaven joining the  
10 objections of Aslanian Parties. See 10/9/19 Correspondence from S. Linka to M. Weiss, Exh. 6 to  
11 Tragish Decl.

12 On October 8, 2019, counsel for First Choice Bank confirmed its deposition would proceed  
13 on Thursday, October 10, 2019 at 2:00 p.m. See Tragish Decl. ¶ 8. Accordingly, Counsel for  
14 Aslanian Parties have filed the instant Protective Order at the soonest practicable time.

15 While a cursory review of the documents sought by Stonehaven reveals an array of  
16 irrelevant, harassing information, the instant Motion is narrowly tailored to only private tax  
17 documents and confidential financial statements sought by Stonehaven's requests.

### 18 **III. BASIS FOR ISSUING PROTECTIVE ORDER**

#### 19 **A. Motions for Protective Order May Be Brought to Prevent A Third-Party** 20 **from Unwarranted Abuse and Harassment Stemming from Irrelevant** 21 **Discovery Requests.**

22 Federal Rule of Civil Procedure 26(c)(1) provides, in relevant part, that "[a] party or any  
23 person from whom discovery is sought may move for a protective order in the court where the  
24 action is pending ...[and] The court may, for good cause, issue an order to protect a party or  
25 person from annoyance, embarrassment, oppression, or undue burden or expense, including one  
26 or more of the following: (A) forbidding the disclosure or discovery; (B) specifying terms,  
27 including time and place or the allocation of expenses, for the disclosure or discovery; (C)  
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1 prescribing a discovery method other than the one selected by the party seeking discovery; (D)  
2 forbidding inquiry into certain matters, or limiting the scope of disclosure or discovery to certain  
3 matters; ...[and] (G) requiring that a trade secret or other confidential research, development, or  
4 commercial information not be revealed or be revealed only in a specified way.”

5 Subsection (c) to Rule 26 “underscores the extensive control that district courts have over  
6 the discovery process, authorizing courts to make any order which justice requires to protect a  
7 party or person from annoyance, embarrassment, oppression, or undue burden or expense.”  
8 *United States v. Columbia Broadcasting System, Inc.*, 666 F.2d 364, 369 (citing 8 C. Wright and  
9 A. Miller, *Federal Practice and Procedure: Civil* § 2036 at 267).

10 Federal Rule of Civil Procedure 26(b)(1) limits the scope of discovery to only such  
11 information that it nonprivileged, relevant to any party’s claim or defense, and proportional to the  
12 needs of the case.”

13 Stonehaven’s subpoenas and accompanying requests for production seeking the  
14 production of tax return information and Aslanian Parties’ confidential financial statements from  
15 an accountant and lender do not fall within the scope of discovery in connection with the October  
16 11, 2019 Preliminary Injunction hearing. Stonehaven has issued these requests to continue to  
17 harass Aslanian Parties, impair their professional business relationships, and otherwise undermine  
18 attempts to pay off the debt owed to Stonehaven. By seeking protected financial information of  
19 the Aslanian Parties, Stonehaven is attempting to perform the same type of discovery that they  
20 were enjoined from conducting per the Court’s September 20, 2019 Temporary Restraining  
21 Order. Notably, Aslanian Parties have no objection to the production of responsive, non-  
22 confidential documents relating to the Debtor, 120 Stonehaven (the “Property”), Debtor’s  
23 attempts to refinance the Property, or Debtor’s attempts to pay off the existing debt on the  
24 Property, and have advised Stonehaven’s counsel of the same.

25 **B. Tax Return Information is Protected from Disclosure**

26 The Ninth Circuit Court of Appeals recognizes a public policy against unnecessary  
27 disclosure of tax returns. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*, 511  
28 F.2d 225, 229 (9th Cir. 1975) (sustaining objection to subpoena seeking production of tax returns

1 as to individual and his affiliated entity in anti-trust litigation); *Sandoval v. Lagoon Assocs., LLC*,  
2 No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016)  
3 (declining to compel discovery of tax return information on grounds that the financial information  
4 sought through tax returns could be provided through other discovery methods). *Sandoval*  
5 explains that courts generally apply a two-pronged test to balance the liberal scope of discovery  
6 and the policy favoring the confidentiality of tax returns. *Id.* at 8. First, the court must find that  
7 the returns are relevant to the subject matter of the action. *Id.* Second, the court must find that  
8 there is a compelling need for the returns because the information contained therein is not  
9 otherwise readily obtainable. *Id.* at 8-9 [internal citations omitted].

10 Here, the tax return information of the Aslanian Parties' has no bearing on whether a  
11 Preliminary Injunction should be issued to enjoin Stonehaven from continuing to pursue its  
12 judgment collection efforts against Mr. Aslanian while he attempts to manage and participate in  
13 the litigation as to the title of the Property, and, while he attempts to plan for the sale of the  
14 Property and its refinance so that the personal judgment held against him by Stonehaven can be  
15 paid and he can assist Mammoth with a successful reorganization. See 8/28/19 Aslanian Decl. ¶  
16 7, Exh. 3 to Tragish Decl. Stonehaven has no legitimate need for tax return information, much  
17 less a compelling one, to oppose Mammoth's application for a Preliminary Injunction on October  
18 11, 2019.

19 **IV. CONCLUSION**

20 For the reasons set forth herein, the Aslanian Parties respectfully request the Honorable  
21 Court enter a Protective Order precluding the production of Aslanian Parties' tax return information  
22 and any financial statements responsive to the subpoenas issued to First Choice Bank and Nadel  
23 CPA.

1 DATED: October 9, 2019

CSREEDER, PC



By: \_\_\_\_\_

Christopher S. Reeder  
Benjamin S. Tragish

ATTORNEYS FOR ARTHUR ASLANIAN,  
ANITA ASLANIAN, LJ PROPERTIES, INC.  
AND RIVERSIDE INVESTORS, LLC

**DECLARATION OF BENJAMIN S. TRAGISH**

I, BENJAMIN S. TRAGISH, declare as follows:

1. I am an attorney with CSReeder, PC, counsel to Arthur Aslanian, Anita Aslanian, Riverside Investors, LLC, and LJ Properties, Inc. (“Aslanian Parties”) with respect to various discovery issues in this matter. I am duly admitted to practice before all Courts of the State of California. I have personal knowledge of all matters stated herein, and if called as a witness, I could and would testify thereto under oath.

2. This Declaration is given in support of Arthur Aslanian, Anita Aslanian, Riverside Investors, LLC’s, and LJ Properties, Inc.’s Emergency Motion for Protective Order with Regard to Private Tax Return and Confidential Financial Information Sought by Stonehaven LLC (“Stonehaven”).

3. On September 23, 2019, counsel for Stonehaven emailed copies of deposition subpoenas to Nadel CPA and First Choice Bank to counsel for Mammoth Investors, LLC, along with subpoenas and notices of deposition to Arthur Aslanian, Anita Aslanian, LJ Properties, Inc. and Riverside Investors, LLC seeking deposition and production dates of September 30, 2019. Copies of the subpoenas were later obtained by CSReeder, PC before assuming representation of the Aslanian Parties with respect to the outstanding discovery requests. On September 30, 2019, Aslanian Parties issued objections to the subpoenas issued to the Aslanian Parties.

4. On Thursday, October 3, 2019, counsel for Stonehaven emailed copies of deposition subpoenas to CSReeder, PC regarding the depositions of First Choice Bank and Nadel CPA. Attached hereto as **Exhibit 1** is true and correct copy of further deposition notices relating to First Choice Bank and Nadel CPA as received by CSReeder, PC on October 3, 2019.

5. Attached hereto as **Exhibit 2** is a true and correct copy of the Temporary Restraining Order entered by the Court on September 20, 2019.

6. Attached hereto as **Exhibit 3** is a true and correct copy of the Declaration of Arthur Aslanian submitted in support of Mammoth Investors, LLC’s Motion for Temporary Restraining Order and Preliminary Injunction.



1           7.       Attached hereto as **Exhibit 4** are true and correct copies of objections served by  
2 Aslanian Parties' counsel on Stonehaven's counsel on Friday, October 4, 2019 to the First Choice  
3 Bank and Nadel CPA subpoenas.

4           8.       Attached hereto as **Exhibit 5** is a true and correct copy of correspondence from  
5 Shelby Linka of Nadel CPA to counsel for Stonehaven, sent on Tuesday, October 8, 2019.

6           9.       Attached hereto as **Exhibit 6** is a true and correct copy of correspondence from  
7 Shelby Linka of Nadel CPA to counsel for Stonehaven, sent on Wednesday, October 9, 2019.

8           10.      I initiated meet and confer attempts with Stonehaven's counsel on Wednesday,  
9 October 9, 2019, the day after receiving confirmation that the deposition of First Choice Bank  
10 would go forward on Thursday, October 10, 2019. Attached hereto as **Exhibit 7** is a copy of  
11 meet and confer correspondence sent to Stonehaven's counsel on Wednesday, October 9, 2019.  
12 Unfortunately, due to the impending production date of Stonehaven's subpoenas and the Yom  
13 Kippur holiday, counsel for Aslanian Parties was not able to complete the meet and confer  
14 requirements of LBR 7026-1(c) prior to the date designated for the production of documents as to  
15 First Choice Bank, October 10, 2019, and prior to the October 11, 2019 evidentiary Hearing on  
16 4402 Mammoth Investors, LLC's Motion for Preliminary Injunction.

17           11.      On or about 2:04 p.m. on Wednesday, October 9, 2019 I contacted the Court's  
18 chambers at the designated emergency order telephone line with counsel of record for 4402  
19 Mammoth Investors, LLC, Mark Young, to inquire whether the Court would hear this Motion on  
20 an emergent basis. As of the filing of this Motion, Aslanian Parties have not received a  
21 determination from the Court regarding this Motion's exigency.

22           Executed on October 9, 2019 at Los Angeles, California.

23           I declare under penalty of perjury that the foregoing is true and correct.

24  
25 

26  
27 \_\_\_\_\_  
28 BENJAMIN S. TRAGISH

## **EXHIBIT 1**

MICHAEL H. WEISS, ESQ.  
PROFESSIONAL CORPORATION  
Michael H. Weiss (SBN 107481)  
mhw@mhw-pc.com  
6310 San Vicente Blvd., Suite 401  
Los Angeles, California 90048  
Telephone: 424-245-3100  
Facsimile: 424-217-4160

THE LEICHTER FIRM, APC  
Kevin J. Leichter, Esq. (SBN 154143)  
Andrew E. Hewitt, Esq. (SBN 314504)  
10203 Santa Monica Boulevard, Fourth Floor  
Los Angeles, California 90067  
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Email: ahewitt@theleichterfirm.com

Attorneys for Stonehaven, LLC

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION**

In re

4402 MAMMOTH INVESTORS, LLC,

Debtor

4402 MAMMOTH INVESTORS, LLC,  
Plaintiff,

vs.

STONEHAVEN, LLC,  
Defendant.

Case No. 2:18-bk-12055-WB  
Chapter 11  
Adv. No. 2:19-ap-01289-WB

**FURTHER AMENDED NOTICES OF  
DEPOSITIONS OF PLAINTIFF;  
FIRST CHOICE BANK AND NADEL  
CPA**

1 **TO PLAINTIFF DOC'S DREAM, LLC AND ITS ATTORNEYS OF RECORD:**

2 **DEPOSITION OF 4402 MAMMOTH INVESTORS, LLC**

3 **PLEASE TAKE NOTICE** that, under Federal Rule of Bankruptcy Procedure 7030(b)(6),  
4 Defendant Stonehaven, LLC ("Defendant"), shall take the deposition upon oral examination of  
5 Plaintiff 4402 Mammoth Investors, LLC ("Debtor") through one or more officers, directors,  
6 agents or other representatives who shall be designated to testify on Plaintiff's behalf regarding  
7 all information known or reasonably available to Plaintiff with respect to the subject matter  
8 identified below.

9 This deposition shall commence on **October 10, 2019** at **9:00 a.m.** at the offices of **The**  
10 **Leichter Firm, 10203 Santa Monica Boulevard, 4<sup>th</sup> Floor, Los Angeles, California 90067**, or  
11 at such other time and location as agreed upon by the parties, and shall be taken before a duly  
12 certified court reporter. The deposition will be recorded by stenographic means and may be  
13 recorded by videotape.

14 NOTICE IS FURTHER GIVEN that Debtor shall bring and produce at the deposition, at  
15 the time and place specified in this notice the documents and things as more particularly  
16 described in Exhibit "A" hereto.

17 **NOTICE IS FURTHER** that, pursuant to Federal Rule of Bankruptcy Procedure  
18 7030(b)(6), the matters on which examination is requested are as follows:

- 19 a. All steps that Debtor has taken to refinance 120 Stonehaven Way, Los Angeles, CA 90025  
20 (the "Property");
- 21 b. All steps that Debtor has taken to sell the Property;
- 22 c. All of the debts scheduled by Debtor on its schedules of assets and liabilities filed in this  
23 bankruptcy case;
- 24 d. All payments by Arthur Aslanian or any other party to pay the debts or other obligations  
25 of Debtor since January 1, 2017;
- 26 e. All facts relating to Debtor's acquisition of the property;
- 27 f. All facts relating to Debtor's attempts to obtain possession of the Property;
- 28

- 1 g. All statements made by Debtor to third parties concerning the sale or refinancing of the  
2 Property;  
3 h. The means by which Debtor reports its gains and losses for tax purposes; and  
4 i. The means by which Debtor pays for services.

5 **NADEL DEPOSITION**

6 PLEASE TAKE NOTICE that Defendant Stonehaven, LLC will take the deposition, on  
7 oral examination, of NADEL CPA ("NADEL"). The deposition will be taken on **October 8,**  
8 **2019, 2019,** commencing at **2:00 p.m., at 6310 San Vicente Blvd., Suite 401, Los Angeles,**  
9 **California 90048.**

10 NOTICE IS FURTHER GIVEN that the matters on which examination is requested are (i)  
11 all debts owed by Debtor or Arthur Aslanian NADEL, (ii) loan applications filed by either Arthur  
12 Aslanian, (iii) any tax returns filed in past five years for Debtor, Arthur Aslanian, Anita Aslanian,  
13 LJ Properties, LLC or Riverside Investors, LLC, (iv) the acquisition and refinancing of 120  
14 Stonehaven Way, Los Angeles, CA 90025, and (v) any financial statements prepared by any  
15 person for Debtor, Arthur Aslanian, Anita Aslanian, LJ Properties, LLC or Riverside Investors,  
16 LLC. NADEL must designate and produce at the deposition one or more of its officers,  
17 directors, managing agents, or other persons who consent to testify on its behalf as to matters  
18 known or reasonably available to the organization. It is hereby requested that NADEL provide  
19 prompt notification in writing to the undersigned as to the name, address, telephone number,  
20 capacity, and job title of each person so designated to testify and the matters on which this person  
21 will testify.

22 NOTICE IS FURTHER GIVEN that NADEL shall bring and produce at the deposition, at  
23 the time and place specified in this notice as more the documents and things particularly  
24 described in Exhibit "B" hereto.

25 The deposition will be taken before officer, or a deposition officer who is authorized to  
26 administer an oath. The testimony will be recorded by stenographic means. If the deposition is  
27 not completed on the date specified in this notice, the taking of the deposition will continue from  
28

1 day to day until completed.

2 **DEPOSITION OF FIRST CHOICE BANK**

3 PLEASE TAKE NOTICE that Defendant Stonehaven, LLC will take the deposition, on  
4 oral examination, of First Choice Bank ("FCB"). The deposition will be taken on **October 8,**  
5 **2019, commencing at 10:00 a.m., at 6310 San Vicente Blvd., Suite 401, Los Angeles,**  
6 **California 90048.**

7 NOTICE IS FURTHER GIVEN that the matters on which examination is requested are (i)  
8 all debts owed by Debtor or Arthur Aslanian FCB, (ii) loan applications filed by either Arthur  
9 Aslanian, (iii) any tax returns filed in past five years for Debtor, Arthur Aslanian, Anita Aslanian,  
10 LJ Properties, LLC or Riverside Investors, LLC, (iv) the acquisition and refinancing of 120  
11 Stonehaven Way, Los Angeles, CA 90025, and (v) any financial statements prepared by any  
12 person for Debtor, Arthur Aslanian, Anita Aslanian, LJ Properties, LLC or Riverside Investors,  
13 LLC. FCB must designate and produce at the deposition one or more of its officers, directors,  
14 managing agents, or other persons who consent to testify on its behalf as to matters known or  
15 reasonably available to the organization. It is hereby requested that FCB provide prompt  
16 notification in writing to the undersigned as to the name, address, telephone number, capacity,  
17 and job title of each person so designated to testify and the matters on which this person will  
18 testify.

19 NOTICE IS FURTHER GIVEN that FCB shall bring and produce at the deposition, at the  
20 time and place specified in this notice as more the documents and things particularly described in  
21 Exhibit "C" hereto.

22 The deposition will be taken before officer, or a deposition officer who is authorized to  
23 administer an oath. The testimony will be recorded by stenographic means. If the deposition is  
24 not completed on the date specified in this notice, the taking of the deposition will continue from  
25 day to day until completed.

1 Dated: October 3, 2019.

MICHAEL. H. WEISS, ESQ.  
PROFESSIONAL CORPORATION  
THE LEICHTER FIRM APC  
KEVIN J. LEICHTER  
ANDREW E. HEWITT  
By: /s/Michael H. Weiss  
Attorneys for STONEHAVEN,  
LLC, a California limited liability  
company

MICHAEL H. WEISS, ESQ.  
PROFESSIONAL CORPORATION  
6310 San Vicente Boulevard, Suite 401  
Los Angeles, CA 90048  
Tel: (424) 245-3100

**EXHIBIT A**  
**4402 Mammoth**

**A. Definitions**

Unless a contrary meaning clearly appears in the context, the following definitions shall apply to these requests:

1. “Document” shall mean any document or electronically stored information on any medium, as defined in Federal Rule of Civil Procedure 34(a), including, but not limited to, papers, writings, tangible objects, letters, correspondence, bills, memoranda, internal and external electronic mail (“email”), notes, notations, messages, work papers, laboratory books, reports, photographs, computer presentations, electronic files, electronic transmissions, computer data, computer-stored data, computer-generated data, computer diskettes, CD-ROMs, video or audio tapes, spreadsheets, summaries, facsimiles, drawings, blueprints, notes of meetings, notes of telephone conversations, recordings, plans, and test results. “Document” includes any draft of a document and any non-identical copy of a document.

2. “Thing” shall mean and include every kind of physical specimen or tangible item, as defined in Federal Rule of Civil Procedure 34, other than a document.

3. “Person” shall mean any natural person, sole proprietorship, corporation, company, association, joint venture, firm, partnership, municipality, municipal entity, or other legal or business entity.

4. “Communicate” and “Communications” shall mean the transmittal of information in the form of facts, ideas, inquiries, or otherwise, which include any meeting, conference, face-to-face conversation, e-mail communication, telephone conversation, or conference or communication used by any media, as well as any written, taped, or recorded communication of any kind whatsoever.

5. “Refer,” “Referring to,” “Relate” or “Relating to” shall mean constituting, discussing, memorializing, containing, analyzing, embodying, reflecting, identifying, incorporating, mentioning, connected with, comprising, consisting, indicating, describing, referring, relating to, evidencing, showing, discussing, commenting on, considering, recommending, dealing with, pertaining to or involving in any way whatsoever, in whole or in part, the subject matter of the discovery request.

6. “Plaintiff” means 4402 Mammoth Investors, LLC or to any of its officers, directors, employees, internal and outside counsel, agents, representatives, consultants, and any other person(s) acting under its control or on its behalf.

7. “YOU” OR “YOUR” refers to Plaintiff

8. “Debtor” refers to 4402 Mammoth Investors, LLC.

9. “Complaint” refers to the operative complaint filed by Plaintiff in the present action.

10. “Aslanian” refers to Arthur Aslanian or Anita Aslanian.

11. The “Property” refers to 120 Stonehaven Way, Los Angeles, CA 90025

**B. DOCUMENTS WITHHELD**

If any document is withheld under a claim of privilege or other protection, so as to aid the Court and the parties hereto to determine the validity of the claim of privilege or other protection, please provide the following information with respect to any such document:

1. The identity of the person(s) who prepared the document, who signed it, and over whose name it was sent or issued;

2. The identity of the person(s) to whom the document was directed;

3. The nature and substance of the document with sufficient particularity to enable the Court and parties hereto to identify the document;



4. The date of the document;
5. The identity of the person(s) having custody of or control over the document and each copy thereof;
6. The identity of each person to whom copies of the document were furnished;
7. The number of pages;
8. The basis on which any privilege or other protection is claimed; and
9. Whether any non-privileged or non-protected matter is included in the document.

**C. PARTIAL PRODUCTION**

Whenever YOU object to a particular demand, or portion thereof, YOU must produce all documents called for which are not subject to that objection. Similarly, wherever a document is not produced in full, please state with particularity the reason or reasons it is not being produced in full, and describe, to the best of Plaintiff's knowledge, information and belief and with as much particularity as possible, those portions of the document which are not produced.

**D. ORDERLY RESPONSE**

Whenever it is reasonably practicable, please produce documents in such a manner as will facilitate their identification with the particular demand or category of demands to which they are responsive.

**E. CONSTRUCTION OF "AND" AND "OR"**

As used herein, the words "and" and "or" shall be construed both conjunctively and disjunctively, and each shall include the other wherever such dual construction will serve to bring within the scope of this Demand any document which would otherwise not be brought within its scope.

**F. CONSTRUCTION OF THE SINGULAR AND PLURAL FORMS**

As used herein, the singular form shall include the plural and vice versa wherever such dual construction will serve to bring within the scope of this Demand any document which would otherwise not be brought within its scope.

**DOCUMENTS TO BE PRODUCED**

1. All documents and communications relating to any valuation of the Property.
2. All documents and communications relating to any efforts to refinance the Property, including but not limited to any loan application and any all attachments any such applications.
3. All documents and communications relating any proposed or completed renovation of the Property.
4. All documents and communications relating to any obligations of Debtor to any creditor listed in Schedule F of the Bankruptcy Schedules filed by Debtor in its bankruptcy case.
5. All documents and communications related to any offers received since January 1, 2108 for the sale of the Property.
6. Any and all communications with any appraiser of the value of the Property since January 1, 2018.
7. Any retainer agreement with Young & Donohoe, LLP or Greenberg Glusker at al.
8. Copies of all documents evidencing any payment to any law firm or accountant for services provided to Debtor.
9. All documents evidencing any communications with Daron Campbell, Concord Real Estate Services, or Yaron Samuha.
10. All documents evidencing any communications with Daron Campbell regarding the Property.
11. All documents showing the payment of any obligation of the Debtor.

**EXHIBIT "B"**

**NADEL CPA**

**A. Definitions**

Unless a contrary meaning clearly appears in the context, the following definitions shall apply to these requests:

1. "Document" shall mean any document or electronically stored information on any medium, as defined in Federal Rule of Civil Procedure 34(a), including, but not limited to, papers, writings, tangible objects, letters, correspondence, bills, memoranda, internal and external electronic mail ("email"), notes, notations, messages, work papers, laboratory books, reports, photographs, computer presentations, electronic files, electronic transmissions, computer data, computer-stored data, computer-generated data, computer diskettes, CD-ROMs, video or audio tapes, spreadsheets, summaries, facsimiles, drawings, blueprints, notes of meetings, notes of telephone conversations, recordings, plans, and test results. "Document" includes any draft of a document and any non-identical copy of a document.

2. "Thing" shall mean and include every kind of physical specimen or tangible item, as defined in Federal Rule of Civil Procedure 34, other than a document.

3. "Person" shall mean any natural person, sole proprietorship, corporation, company, association, joint venture, firm, partnership, municipality, municipal entity, or other legal or business entity.

4. "Communicate" and "Communications" shall mean the transmittal of information in the form of facts, ideas, inquiries, or otherwise, which include any meeting, conference, face-to-face conversation, e-mail communication, telephone conversation, or conference or communication used by any media, as well as any written, taped, or recorded communication of any kind whatsoever.

5. "Refer," "Referring to," "Relate" or "Relating to" shall mean constituting, discussing, memorializing, containing, analyzing, embodying, reflecting, identifying, incorporating, mentioning, connected with, comprising, consisting, indicating, describing, referring, relating to, evidencing, showing, discussing, commenting on, considering, recommending, dealing with, pertaining to or involving in any way whatsoever, in whole or in part, the subject matter of the discovery request.

6. "Plaintiff" means 4402 Mammoth Investors, LLC or to any of its officers, directors, employees, internal and outside counsel, agents, representatives, consultants, and any other person(s) acting under its control or on its behalf.

7. "You" or "Your" refers to NADEL CPA

8. "Debtor" refers to 4402 Mammoth Investors, LLC.

9. "Complaint" refers to the operative complaint filed by Plaintiff in the present action.

10. "Aslanian" refers to Arthur Aslanian or Anita Aslanian.

11. The "Property" refers to 120 Stonehaven Way, Los Angeles, CA 90025

**G. DOCUMENTS WITHHELD**

If any document is withheld under a claim of privilege or other protection, so as to aid the Court and the parties hereto to determine the validity of the claim of privilege or other protection, please provide the following information with respect to any such document:

10. The identity of the person(s) who prepared the document, who signed it, and over whose name it was sent or issued;

11. The identity of the person(s) to whom the document was directed;

12. The nature and substance of the document with sufficient particularity to enable the Court and parties hereto to identify the document;
13. The date of the document;
14. The identity of the person(s) having custody of or control over the document and each copy thereof;
15. The identity of each person to whom copies of the document were furnished;
16. The number of pages;
17. The basis on which any privilege or other protection is claimed; and
18. Whether any non-privileged or non-protected matter is included in the document.

#### **H. PARTIAL PRODUCTION**

Whenever YOU object to a particular demand, or portion thereof, YOU must produce all documents called for which are not subject to that objection. Similarly, wherever a document is not produced in full, please state with particularity the reason or reasons it is not being produced in full, and describe, to the best of Plaintiff's knowledge, information and belief and with as much particularity as possible, those portions of the document which are not produced.

#### **I. ORDERLY RESPONSE**

Whenever it is reasonably practicable, please produce documents in such a manner as will facilitate their identification with the particular demand or category of demands to which they are responsive.

#### **J. CONSTRUCTION OF "AND" AND "OR"**

As used herein, the words "and" and "or" shall be construed both conjunctively and disjunctively, and each shall include the other wherever such dual construction will serve to bring within the scope of this Demand any document which would otherwise not be brought within its scope.

#### **K. CONSTRUCTION OF THE SINGULAR AND PLURAL FORMS**

As used herein, the singular form shall include the plural and vice versa wherever such dual construction will serve to bring within the scope of this Demand any document which would otherwise not be brought within its scope.

#### **DOCUMENTS TO BE PRODUCED**

1. All documents and communications relating to any valuation of the Property.
2. All documents and communications relating to any efforts to refinance the Property, including but not limited to any loan application and any all attachments any such applications.
3. All documents and communications relating any proposed or completed renovation of the Property.
4. All documents and communications relating to any obligations of Debtor to any creditor listed in Schedule F of the Bankruptcy Schedules which is attached hereto as Exhibit "A" filed by Debtor in its bankruptcy case.
5. Any and all documents evidencing payments to or from Aslanian or Debtor.
6. All tax returns prepared for Aslanian, the Debtor, or any entity of which Aslanian is the chief executive officer, president, secretary, chief financial officer, treasure, managing member or manager prepared since January 1, 2015.
7. All financial statements prepared for Aslanian or reviewed you, the Debtor, or any entity of which Aslanian is the chief executive officer, president, secretary, chief financial officer, treasure, managing member or manager prepared since January 1, 2015.
8. Copies of all documents evidencing any payment to any law firm or accountant for services provided to Debtor.

- 1 9. All documents evidencing any communications with Daron Campbell, Concord
- 2 Real Estate Services, or Yaron Samuha.
- 3 10. All documents showing the payment of any obligation of the Debtor.
- 4 11. All documents or communications concerning the Property.
- 5 12. All documents or communication for the financing or refinancing of the Property.
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**EXHIBIT C**

**FIRST CHOICE BANK**

**B. Definitions**

Unless a contrary meaning clearly appears in the context, the following definitions shall apply to these requests:

1. “Document” shall mean any document or electronically stored information on any medium, as defined in Federal Rule of Civil Procedure 34(a), including, but not limited to, papers, writings, tangible objects, letters, correspondence, bills, memoranda, internal and external electronic mail (“email”), notes, notations, messages, work papers, laboratory books, reports, photographs, computer presentations, electronic files, electronic transmissions, computer data, computer-stored data, computer-generated data, computer diskettes, CD-ROMs, video or audio tapes, spreadsheets, summaries, facsimiles, drawings, blueprints, notes of meetings, notes of telephone conversations, recordings, plans, and test results. “Document” includes any draft of a document and any non-identical copy of a document.

2. “Thing” shall mean and include every kind of physical specimen or tangible item, as defined in Federal Rule of Civil Procedure 34, other than a document.

3. “Person” shall mean any natural person, sole proprietorship, corporation, company, association, joint venture, firm, partnership, municipality, municipal entity, or other legal or business entity.

4. “Communicate” and “Communications” shall mean the transmittal of information in the form of facts, ideas, inquiries, or otherwise, which include any meeting, conference, face-to-face conversation, e-mail communication, telephone conversation, or conference or communication used by any media, as well as any written, taped, or recorded communication of any kind whatsoever.

5. “Refer,” “Referring to,” “Relate” or “Relating to” shall mean constituting, discussing, memorializing, containing, analyzing, embodying, reflecting, identifying, incorporating, mentioning, connected with, comprising, consisting, indicating, describing, referring, relating to, evidencing, showing, discussing, commenting on, considering, recommending, dealing with, pertaining to or involving in any way whatsoever, in whole or in part, the subject matter of the discovery request.

6. “Plaintiff” means 4402 Mammoth Investors, LLC or to any of its officers, directors, employees, internal and outside counsel, agents, representatives, consultants, and any other person(s) acting under its control or on its behalf.

7. “You” or “Your” refers to Riverside Investors, LLC

8. “Debtor” refers to 4402 Mammoth Investors, LLC.

9. “Complaint” refers to the operative complaint filed by Plaintiff in the present action.

10. “Aslanian” refers to Arthur Aslanian or Anita Aslanian.

11. The “Property” refers to 120 Stonehaven Way, Los Angeles, CA 90025

**L. DOCUMENTS WITHHELD**

If any document is withheld under a claim of privilege or other protection, so as to aid the Court and the parties hereto to determine the validity of the claim of privilege or other protection, please provide the following information with respect to any such document:

19. The identity of the person(s) who prepared the document, who signed it, and over whose name it was sent or issued;

20. The identity of the person(s) to whom the document was directed;

21. The nature and substance of the document with sufficient particularity to enable the Court and parties hereto to identify the document;
22. The date of the document;
23. The identity of the person(s) having custody of or control over the document and each copy thereof;
24. The identity of each person to whom copies of the document were furnished;
25. The number of pages;
26. The basis on which any privilege or other protection is claimed; and
27. Whether any non-privileged or non-protected matter is included in the document.

**M. PARTIAL PRODUCTION**

Whenever YOU object to a particular demand, or portion thereof, YOU must produce all documents called for which are not subject to that objection. Similarly, wherever a document is not produced in full, please state with particularity the reason or reasons it is not being produced in full, and describe, to the best of Plaintiff's knowledge, information and belief and with as much particularity as possible, those portions of the document which are not produced.

**N. ORDERLY RESPONSE**

Whenever it is reasonably practicable, please produce documents in such a manner as will facilitate their identification with the particular demand or category of demands to which they are responsive.

**O. CONSTRUCTION OF "AND" AND "OR"**

As used herein, the words "and" and "or" shall be construed both conjunctively and disjunctively, and each shall include the other wherever such dual construction will serve to bring within the scope of this Demand any document which would otherwise not be brought within its scope.

**P. CONSTRUCTION OF THE SINGULAR AND PLURAL FORMS**

As used herein, the singular form shall include the plural and vice versa wherever such dual construction will serve to bring within the scope of this Demand any document which would otherwise not be brought within its scope.

**DOCUMENTS TO BE PRODUCED**

1. All documents and communications relating to any obligation of Debtor or Aslanian to you.
2. All documents and communications relating to any efforts to acquire the Property, including but not limited to any loan application and any all attachments to any such applications, including but not limited to any tax returns provided to You.
3. All documents and communications relating any proposed or completed renovation of the Property.
4. Any and all documents evidencing payments to You from either or from Aslanian or Debtor.
5. Any and all documents evidencing payments from You to or for the benefit of Debtor or Aslanian

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 6310 SAN VICENTE BLVD. # 401 LOS ANGELES, CA 90048

A true and correct copy of the foregoing document entitled (*specify*): **FURTHER AMENDED NOTICES OF DEPOSITIONS OF PLAINTIFF; FIRST CHOICE BANK AND NADEL CPA**

will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 9/25/19, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

n/a

☐ Service information continued on

attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on

attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 9/25/19, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows.

Mark Young <myoung@donahoeyoung.com>; Maria Garcia <MGarcia@donahoeyoung.com>; Taylor Williams <TWilliams@donahoeyoung.com> Ben Tragish <ben@csrlawyers.com>; Rick Shaffer <rick@raslaw.com>; Christopher Reeder <chris@csrlawyers.com> Shelby@nadelcpa.com

☐ Service information continued on

attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/3/19 MICHAEL H. WEISS

Date

Printed Name

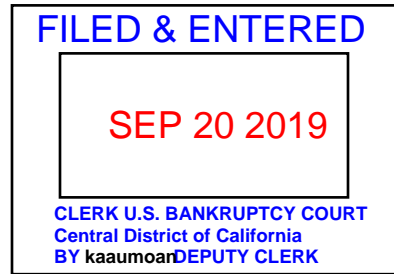
/S/ Michael H. Weiss

Signature

MICHAEL H. WEISS, ESQ.  
PROFESSIONAL CORPORATION  
6310 San Vicente Boulevard, Suite 401  
Los Angeles, CA 90048  
Tel: (424) 245-3100

## **EXHIBIT 2**





**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION**

In re:

4402 MAMMOTH INVESTORS, LLC,

Debtor(s).

4402 MAMMOTH INVESTORS, LLC,

Plaintiff(s),

v.

STONEHAVEN LLC,

Defendant(s).

CHAPTER 11

Case No.: 2:18-bk-12055-WB

Adv No: 2:19-ap-01289-WB

**TEMPORARY RESTRAINING ORDER AND  
ORDER SETTING HEARING ON  
PRELIMINARY INJUNCTION**

Date: September 6, 2019

Time: 10:00 AM

Courtroom: 1375

**Hearing re Preliminary Injunction**

Date: October 11, 2019

Time: 10:00 a.m.

Courtroom: 1375

The "Motion for Temporary Restraining Order and Preliminary Injunction Restraining Stonehaven, LLC from Enforcing Judgment on Personal Guarantee Against Debtor's Principal" filed herein by Plaintiff/Debtor/Debtor-in-Possession 4402 MAMMOTH INVESTORS, LLC

1 (“Debtor”) on August 28, 2019 (“the Motion”; Doc. 3) came on for hearing on September 6,  
2 2019, on the 10:00 a.m. calendar, pursuant to an “Order Granting Application and Setting  
3 Hearing on Shortened Notice” entered August 30, 2019 (Doc. 7). Debtor was represented by its  
4 attorneys, Mark T. Young and Maria L. Garcia of Donahoe & Young LLP. Creditor/Defendant  
5 STONEHAVEN, LLC (“Stonehaven”) was represented by its attorney, Michael H. Weiss of  
6 Michael H. Weiss Professional Corporation. Kevin Leichter, state court counsel for Stonehaven,  
7 also appeared and made statements to the Court. At the hearing held on September 6, 2019, the  
8 Court orally granted a temporary restraining order.

9 On September 10, 2019, Debtor lodged a proposed “Temporary Restraining Order and  
10 Order Setting Hearing on Preliminary Injunction” (Doc. 16). The same day Stonehaven filed the  
11 “Objections to Order for Temporary Restraining Order and Preliminary Injunction Lodged by  
12 Plaintiff and Declaration of Michel [Sic] H. Weiss” (Doc. 17). On September 13, 2019, Debtor  
13 lodged a “[Revised/Proposed] Temporary Restraining Order and Order Setting Hearing on  
14 Preliminary Injunction” (Doc. 20) and filed a “Response to ‘Objections to Order for Temporary  
15 Restraining Order and Preliminary Injunction Lodged by Plaintiff and Declaration of Michel  
16 [Sic] H. Weiss’” (Doc. 21). On September 17, 2019, Stonehaven filed a “Reply to Response to  
17 Objections to Order for Temporary Restraining Order and Preliminary Injunction Lodged by  
18 Plaintiff” (Doc. 22). Thereafter, the Court set a hearing on the objection to the proposed  
19 temporary restraining order, which was held on September 19, 2019 at 2:00 p.m. Debtor was  
20 represented by its attorney, Maria L. Garcia of Donahoe & Young LLP. Creditor/Defendant  
21 Stonehaven was represented by its attorney, Michael H. Weiss of Michael H. Weiss Professional  
22 Corporation. Kevin Leichter and Andrew Hewitt, state court counsel for Stonehaven, also  
23 appeared.

24 ///

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28 ///

1 The Court having considered the Motion, the opposition thereto filed by Stonehaven on  
2 September 4, 2019 (Doc. 14) and the Errata thereto filed on September 5, 2019 (Doc. 15), the  
3 pleadings, records and files herein, and having heard argument of counsel,

4 A. Issues this Temporary Restraining Order for the reasons and findings stated on the  
5 record and as follows:

6 1. Likelihood of Success on the Merits

7 The likelihood of success on the merits requires a showing that Debtor has a reasonable  
8 likelihood of successful reorganization. At this time, the Court finds that Debtor has a  
9 reasonable likelihood of successful reorganization. As of today, Debtor's objection to  
10 Stonehaven's claim will be resolved on October 7, 2019. Once resolved, Debtor may confirm a  
11 plan that sells or refinances Debtor's real property, Debtor's only substantial asset.

12 The Court further notes that this may change. Stonehaven may give evidence regarding  
13 the likelihood of reorganization at the hearing on the Motion for Preliminary Injunction on  
14 October 11, 2019.

15 2. Likelihood of Irreparable Injury

16 At this time, the Court finds a likelihood of irreparable injury to Debtor and Debtor's  
17 reorganization. On July 29, 2019, Stonehaven filed a "Motion for Order to Charge Cross-  
18 Defendant and Judgment Debtor Arthur Aslanian's Membership Interest in 4402 Mammoth  
19 Investors, LLC and to Foreclose on Judgment Debtor's Interest" (the "Charging Order Motion")  
20 in the State Court Action, which is set for hearing on September 23, 2019 before the State Court.  
21 If that motion is granted, Mr. Aslanian will lose his interest in Debtor and Stonehaven will take  
22 control of Debtor. This could cause irreparable injury to Debtor and Debtor's reorganization  
23 efforts concerning the sale or refinance of the real property.

24 3. Balance of the Hardships

25 At this time, the balance of the hardships weighs in favor of Debtor because of the loss  
26 and the fact that Stonehaven is adequately protected by an adequate equity cushion. However,  
27 the Court notes that the equity cushion may diminish depending on the outcome of Debtor's  
28 objection to Stonehaven's proof of claim, including the default interest. This Order is to allow

1 Mr. Aslanian to focus on and not be distracted from his efforts to reorganize this chapter 11 case.

2 4. Advancement of the Public Interest

3 The interest in proceeding with Debtor's reorganization process outweighs, at least on a  
4 short-term basis, moving forward with the collection and foreclosure against Mr. Aslanian. In  
5 addition, there is a strong public interest to protect the integrity of the bankruptcy process, until  
6 the preliminary injunction hearing, by staying the foreclosure that would effectively nullify the  
7 Court's ruling denying Stonehaven's motion for relief from stay.

8 B. HEREBY ORDERS that the Motion is GRANTED on the following terms:

9 1. Stonehaven is restrained and enjoined from propounding post-judgment  
10 discovery on Mr. Arthur Aslanian ("Mr. Aslanian") and his wife, Mrs. Anita Aslanian ("Mrs.  
11 Aslanian"), to enforce its Judgment against Mr. Aslanian in the State Court action entitled 4402  
12 Mammoth Investors, LLC v. Stonehaven, LLC (Los Angeles County Superior Court Case No.  
13 BC 656986) (the "State Court Action"), provided however that Stonehaven may file an  
14 application for order for Appearance and Examination of Mrs. Aslanian and may serve any order  
15 obtained on Mrs. Aslanian.

16 2. Stonehaven is enjoined from proceeding with the Motion for Charging  
17 Order and will continue the hearing on that motion to a date after October 11, 2019.

18 3. Stonehaven is not enjoined or restrained from continuing efforts to obtain  
19 liens against Mr. Aslanian's assets.

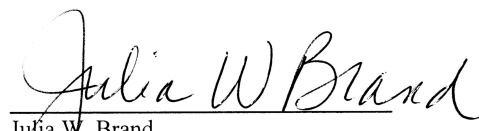
20 4. The date and hour of issuance of this Order is as of the entry of this Order  
21 on the Court's docket. The Order will remain in effect until the conclusion of the hearing on  
22 Debtor's Motion for Preliminary Injunction in this adversary proceeding, scheduled for October  
23 11, 2019 at 10:00 a.m. (advanced from the previously-announced hearing date of November 5,  
24 2019 at 2:00 p.m.) in Courtroom 1375 of the above-referenced Court. Parties may file  
25 supplemental pleadings to address the issues set forth at the hearing by October 4, 2019.

26 5. A status conference will be held on September 26, 2019 at 4:00 p.m. via  
27 telephone to set discovery deadlines, including but not limited to the meet and confer deadline.  
28 To the extent the parties have agreed on a discovery schedule and have jointly determined that

the status hearing is not needed, the parties shall jointly notify the Court by telephone by 4:00 p.m. on September 25, 2019, and the Court will take the status hearing off calendar.

###

Date: September 20, 2019

  
Julia W. Brand  
United States Bankruptcy Judge

## **EXHIBIT 3**

**DECLARATION OF ARTHUR R. ASLANIAN**

I, ARTHUR R. ASLANIAN, declare as follows:

1. I am the Manager of 4402 MAMMOTH INVESTORS, LLC (“Mammoth”), a California limited liability company. Mammoth is the debtor/debtor-in-possession in this Chapter 11 case. I am over the age of 21 years. I have personal knowledge of all matters stated herein, and if called as a witness could and would testify thereto under oath.

2. This Declaration is given in support of Mammoth’s “Motion for Temporary Restraining Order and Preliminary Injunction Restraining Stonehaven, LLC, from Enforcing Judgement on Personal Guarantee Against Debtor’s Principal” (the “Motion”).

3. Mammoth acquired title to the real property commonly known as 120 Stonehaven Drive, Los Angeles, California 90049 (“the “Property”) by a Grant Deed recorded in the Official Records of Los Angeles County on May 29, 2015 (Instrument No. 2015-064413). The purchase price of the Property paid by Mammoth was \$2,000,000, of which \$1,500,000 was funded by a loan from Vicino Limited Partnership (“Vicino”) to Mammoth as stated in a “Promissory Note Secured by Deed of Trust” dated May 22, 2015 (“the Note”). The Note was for a one-year term, maturing as of June 1, 2016.

4. The Note was secured by a Deed of Trust on the Property in favor of Vicino (the “Deed of Trust”) recorded in the Official Records of Los Angeles County on May 29, 2015 as Instrument No. 2015-0624414.

5. Concurrently with the execution of the Note and Deed of Trust by Mammoth, I executed a “Guaranty” by which I personally guaranteed Mammoth’s obligations on the Note.

6. After the Note had matured, on or about August 10, 2016, Vicino transferred the beneficial interest in the Note and Deed of Trust to STONEHAVEN, LLC (“Stonehaven”).

7. I am the only Manager of Mammoth, and its majority Member. All decisions of Mammoth are mine, and Mammoth only acts through me. At present my efforts for Mammoth consist of managing and participating in the remaining litigation as to title to the Property (the second of the two cases challenging Mammoth’s title is set for trial on September 11, 2019), possession of the Property (trial in the unlawful detainer case is set for September 4, 2019), and the

DONAHOE & YOUNG LLP  
25152 SPRINGFIELD COURT, SUITE 345  
VALENCIA, CALIFORNIA 91355-1081  
TELEPHONE (661) 259-9000

1 amount of Stonehaven's claim (an evidentiary hearing in this Court is set for September 6, 2019),  
2 as well as planning for the sale of the Property and/or its refinance. However, due to Stonehaven's  
3 ongoing aggressive enforcement of its judgment against me personally on the Guaranty, my time,  
4 energy and resources are being consumed by my personal defense and complying with judgment  
5 debtor discovery, and such time, energy and resources are being substantially diverted from my  
6 management duties as to Mammoth. If Stonehaven's judgment enforcement effects against me are  
7 temporarily enjoined, I can fulfill my duties to see Mammoth through to a successful reorganization.

8 8. At the judgment debtor examination on August 19, 2019, counsel for Stonehaven  
9 (Kevin Leichter) arrived late; my counsel (Geoffrey Melkonian) and I were required to wait over  
10 two (2) hours, and then I was subjected to questioning for approximately four (4) hours, without a  
11 lunch break. At one point late in the day, Mr. Leichter threatened me with reporting me to Federal  
12 and State taxing authorities, and suggested that I assert my Fifth Amendment right against self-  
13 incrimination.

14 9. On August 22, 2019, Mr. Leichter came to my residence and took photographs (or  
15 video), for unknown purposes. He also went to my office that day, and harassed my office staff.

16 10. My judgment debtor examination resumed on August 26, 2019. At that session, Mr.  
17 Leichter: (a) acknowledged that he had gone to my home and communicated with contractors  
18 performing work at my home on August 22 (see Paragraph 9 above); (b) threatened to report my  
19 counsel (Benjamin Tragish) to the State Bar for asserting a privilege in responding to questions  
20 regarding taxes; and (c) informed Mr. Tragish and me that Shahram Elyaszadeh's father (one of the  
21 occupants of the Property) had recently passed away, and that therefore a settlement of Mammoth's  
22 pending unlawful detainer action is now more possible.

23 Executed on August 28, 2019 at Glendale, California.

24 I declare under penalty of perjury that the foregoing is true and correct.

25  
26   
27 ARTHUR R. ASLANIAN  
28



**EXHIBIT 4**

Christopher S. Reeder, Bar No. 193041  
Chris@csrlawyers.com  
Benjamin S. Tragish, Bar No. 292188  
Ben@csrlawyers.com  
CSReeder, PC  
11766 Wilshire Blvd., Suite 1470  
Los Angeles, CA 90025  
Tel: (310) 861-2470

Attorneys for Arthur Aslanian, Anita Aslanian,  
LJ Properties, Inc. and Riverside Investors, LLC

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**

In re  
4402 MAMMOTH INVESTORS, LLC,  
Debtor,  
4402 MAMMOTH INVESTORS, LLC,  
Plaintiff  
v.  
STONEHAVEN, LLC  
Defendant.

Case No. 2:18-bk-12055-WB  
Chapter 11  
Adv. No. 2:19-ap-01289-WB

**ARTHUR ASLANIAN, ANITA ASLANIAN,  
LJ PROPERTIES, INC., AND RIVERSIDE  
INVESTORS, LLC'S OBJECTION TO  
AMENDED NOTICE OF DEPOSITION TO  
NADEL CPA TO TESTIFY AT A  
DEPOSITION IN A BANKRUPTCY CASE  
(OR ADVERSARY PROCEEDING)**

**Date: October 8, 2019**  
**Time: 2:00 p.m.**  
**Location: 6310 San Vicente Blvd.,  
Suite 401  
Los Angeles, CA 90048**

///

PLEASE TAKE NOTICE that Arthur Aslanian, Anita Aslanian, LJ Properties, Inc. and Riverside Investors, LLC (“Responding Parties”) hereby object to Stonehaven, LLC’s (“Stovehaven”) Further Amended Notice of Deposition to Nadel CPA on the following grounds:

**GENERAL OBJECTION**

Responding Parties object to each and every item of information requested in Stonehaven’s Matters of Examination and Requests for Production to the extent the requests are overbroad and call for the production of confidential, personal financial information related to one or more of the Responding Parties, which exceed the reasonable and proportional scope of discovery and which violate the Temporary Restraining Order executed by the Court on September 20, 2019. Responding Parties do not object to responsive, non-confidential information relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property, so long as the information does not require the production of private, confidential information related to Responding Parties.

**MATTERS OF EXAMINATION**

**Item i) All debts owed by Debtor or Arthur Aslanian NADEL.**

Objection. This request calls for the production of confidential, personal financial information related to Arthur Aslanian, which is irrelevant and exceeds the reasonable and proportional scope of discovery and which violates the Temporary Restraining Order executed by the Court on September 20, 2019. Responding Parties do not object to responsive, non-confidential information relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so long as the information does not require the production of private, confidential information related to Responding Parties.

**Item ii) Loan applications filed by either Arthur Aslanian.**

Objection. This request is vague and unintelligible. Further, it calls for the production of confidential, personal financial information related to one or more of the Responding Parties, which is irrelevant and exceeds the reasonable and proportional scope of discovery and which violates the Temporary Restraining Order executed by the Court on September 20, 2019.

1 Responding Parties do not object to responsive, non-confidential information relating to 4402  
2 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so  
3 long as the information does not require the production of private, confidential information  
4 related to Responding Parties.

5 **Item iii) Any tax returns filed in past five years for Debtor, Arthur Aslanian, Anita**  
6 **Aslanian, LJ Properties, LLC or Riverside Investors, LLC.**

7 Objection. This request calls for the production of confidential, personal financial  
8 information related to the Responding Parties, which is irrelevant and exceeds the reasonable and  
9 proportional scope of discovery and which violates the Temporary Restraining Order executed by  
10 the Court on September 20, 2019. This request explicitly seeks confidential tax return information  
11 protected by the right of privacy. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*,  
12 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK  
13 (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016). Responding parties  
14 specifically and explicitly object to the production of any tax return information. Responding  
15 Parties do not object to responsive, non-confidential communications relating to 4402 Mammoth  
16 Investors, LLC, the subject property, or attempts to refinance the subject property so long as the  
17 information does not require the production of private, confidential information related to  
18 Responding Parties.

19 **Item iv) The Acquisition and Refinancing of 120 Stonehaven Way, Los Angeles, CA**  
20 **90025**

21 Responding Parties object to the limited extent that this request calls for the production of  
22 information requiring the production of private, confidential information related to one or more of  
23 the Responding Parties. Responding Parties do not object to responsive, non-confidential  
24 information relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to  
25 refinance the subject property.

26 **Item v) Any financial statements prepared by any person for Debtor, Arthur Aslanian,**  
27 **Anita Aslanian, LJ Properties, LLC or Riverside Investors, LLC**

28 Objection. This request calls for the production of confidential, personal financial

1 information related to the Responding Parties, which is irrelevant and exceeds the reasonable and  
2 proportional scope of discovery and which violates the Temporary Restraining Order executed by  
3 the Court on September 20, 2019. Responding parties specifically and explicitly object to the  
4 production of any tax return information. *See, e.g., Premium Services Corp. v. Sperry &*  
5 *Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-  
6 04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016).  
7 Responding Parties do not object to responsive, non-confidential information relating to 4402  
8 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so  
9 long as the information does not require the production of private, confidential information  
10 related to Responding Parties.

#### 11 **REQUESTS FOR PRODUCTION**

12 **Request No. 2: All documents and communications relating to any efforts to**  
13 **refinance the Property, including but not limited to any loan application and any all**  
14 **attachments any such applications.**

15 Objection. This request calls for the production of confidential, personal financial  
16 information related to one or more of the Responding Parties, which is irrelevant and exceeds the  
17 reasonable and proportional scope of discovery and which violates the Temporary Restraining  
18 Order executed by the Court on September 20, 2019. Responding Parties also object to the extent  
19 this request calls for the production of confidential tax return information protected by the right of  
20 privacy. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225, 229 (9th  
21 Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist.  
22 LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016). Responding parties specifically and explicitly  
23 object to the production of any tax return information. Responding Parties do not object to  
24 responsive, non-confidential communications relating to 4402 Mammoth Investors, LLC, the  
25 subject property, or attempts to refinance the subject property so long as the information does not  
26 require the production of private, confidential information related to Responding Parties.

27 **Request No. 5. Any and all documents evidencing payments to or from Aslanian or**  
28 **Debtor.**

1           Objection. This request calls for the production of confidential, personal financial  
2 information related to Responding Parties, which is irrelevant and exceeds the reasonable and  
3 proportional scope of discovery and which violates the Temporary Restraining Order executed by  
4 the Court on September 20, 2019. Responding Parties also object to the extent this request calls  
5 for the production of confidential tax return information protected by the right of privacy. *See,*  
6 *e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975)  
7 *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist. LEXIS  
8 41473, at \*8 (C.D. Cal. Mar. 23, 2016). Responding parties specifically and explicitly object to  
9 the production of any tax return information. Responding Parties do not object to responsive,  
10 non-confidential communications relating to 4402 Mammoth Investors, LLC, the subject  
11 property, or attempts to refinance the subject property so long as the information does not require  
12 the production of private, confidential information related to Responding Parties.

13           **Request No. 6. All tax returns prepared for Aslanian, the Debtor, or any entity of**  
14 **which Aslanian is the chief executive officer, president, secretary, chief financial officer,**  
15 **treasure, managing member or manager prepared since January 1, 2015.**

16           Objection. This request calls for the production of confidential, personal financial  
17 information related to the Responding Parties, which is irrelevant and exceeds the reasonable and  
18 proportional scope of discovery and which violates the Temporary Restraining Order executed by  
19 the Court on September 20, 2019. This request explicitly seeks confidential tax return  
20 information protected by the right of privacy. *See, e.g., Premium Services Corp. v. Sperry &*  
21 *Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-  
22 04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016).  
23 Responding parties specifically and explicitly object to the production of any tax return  
24 information. Responding Parties do not object to responsive, non-confidential communications  
25 relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the  
26 subject property so long as the information does not require the production of private, confidential  
27 information related to Responding Parties.

28           **Request No. 7: All financial statements prepared for Aslanian or reviewed you, the**

1 **Debtor, or any entity of which Aslanian is the chief executive officer, president, secretary,**  
2 **chief financial officer, treasure, managing member or manager prepared since January 1,**  
3 **2015.**

4 Objection. This request calls for the production of confidential, personal financial  
5 information related to Responding Parties, which is irrelevant and exceeds the reasonable and  
6 proportional scope of discovery and which violates the Temporary Restraining Order executed by  
7 the Court on September 20, 2019. This request also seeks confidential tax return information  
8 protected by the right of privacy. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*,  
9 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK  
10 (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016). Responding parties  
11 specifically and explicitly object to the production of any tax return information. Responding  
12 Parties do not object to responsive, non-confidential communications relating to 4402 Mammoth  
13 Investors, LLC, the subject property, or attempts to refinance the subject property so long as the  
14 information does not require the production of private, confidential information related to  
15 Responding Parties.

16 **Request No. 8: Copies of all documents evidencing any payment to any law firm or**  
17 **accountant for services provided to Debtor.**

18 Objection. This request calls for the production of irrelevant information which exceeds  
19 the reasonable and proportional scope of discovery related to 4402 Mammoth Investors, LLC and  
20 which violates the Temporary Restraining Order executed by the Court on September 20, 2019.

21 **Request No. 9: All documents evidencing any communications with Daron Campbell,**  
22 **Concord Real Estate Services, or Yaron Samuha.**

23 Objection. This request exceeds the reasonable scope of discovery related to 4402  
24 Mammoth Investors, LLC and is designed solely to harass the Responding Parties. Subject to and  
25 without waiving said objections, Responding Parties do not object to responsive, non-confidential  
26 documents relating to 4402 Mammoth Investors, LLC, the subject property, attempts to refinance  
27 the subject property, and attempts to pay off the loan balance relating to the property.

28 **Request No. 11: All documents or communications concerning the Property.**

1 Responding Parties objected to this request to the limited extent it requires the deponent to  
2 produce private, confidential information relating to any of the Responding Parties, including, but  
3 not limited to, confidential tax return information protected by the right of privacy. *See, e.g.,*  
4 *Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval*  
5 *v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8  
6 (C.D. Cal. Mar. 23, 2016). Subject to and without waiving said objections, Responding Parties  
7 do not object to responsive, non-confidential documents relating to 4402 Mammoth Investors,  
8 LLC, the subject property, attempts to refinance the subject property, and attempts to pay off the  
9 loan balance relating to the property.

10 **Request No. 12: All documents or communications for the financing or refinancing**  
11 **of the Property.**

12 Responding Parties objected to this request to the limited extent it requires the deponent to  
13 produce private, confidential information relating to any of the Responding Parties, including, but  
14 not limited to, confidential tax return information protected by the right of privacy. *See, e.g.,*  
15 *Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval*  
16 *v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8  
17 (C.D. Cal. Mar. 23, 2016). Subject to and without waiving said objections, Responding Parties  
18 do not object to responsive, non-confidential documents relating to 4402 Mammoth Investors,  
19 LLC, the subject property, attempts to refinance the subject property, and attempts to pay off the  
20 loan balance relating to the property.

21 DATED: October 4, 2019

**CSREEDER, PC**

22  
23 By: 

24 Christopher S. Reeder  
Benjamin S. Tragish

25 **ATTORNEYS FOR ARTHUR**  
26 **ASLANIAN, ANITA ASLANIAN, LJ**  
27 **PROPERTIES, INC. AND RIVERSIDE**  
28 **INVESTORS, LLC**



**PROOF OF SERVICE**

**STATE OF CALIFORNIA            )**  
**COUNTY OF LOS ANGELES    ) ss:**

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is: 11766 Wilshire Blvd., Suite 1470, Los Angeles, CA 90025.

On October 4, 2019, I served the foregoing document described as **ARTHUR ASLANIAN AND ANITA ASLANIAN'S OBJECTION TO SUBPOENA FOR FIRST CHOICE BANK TO TESTIFY AT A DEPOSITION IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING)** on the parties in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

Michael H. Weiss, Esq. 6310 San Vicente Blvd., Suite 401 Los Angeles, CA 90048 Tel: 424.245.3100 Fax: 424.217.4160 <a href="mailto:mhw@mhwpcc.com">mhw@mhwpcc.com</a>	<i>Attorneys for Stonehaven, LLC</i>
Kevin J. Leichter, Esq. Andrew W. Hewitt, Esq. The Leichter Firm, APC 10203 Santa Monica Blvd., Fourth Floor Los Angeles, CA 90067 Tel: 310.229.0000 <a href="mailto:kleichter@theleichterfirm.com">kleichter@theleichterfirm.com</a> <a href="mailto:ahewitt@theleichterfirm.com">ahewitt@theleichterfirm.com</a>	<i>Attorneys for Stonehaven, LLC</i>
Shelby Linka Nadel CPA <a href="mailto:shelby@nadelcpa.com">shelby@nadelcpa.com</a>	
Mark T. Young Donahoe & Young LLP 25152 Springfield Court, Suite 345 Valencia, CA 91355 Tel: 661.259.9000 Fax: 661.554.7088 <a href="mailto:myoung@donahoeyoung.com">myoung@donahoeyoung.com</a>	<i>Attorney for 4402 Mammoth Investors, LLC</i>

☐ **BY MAIL:** By placing a true and correct copy of the above-described document(s) in envelope(s), addressed as set forth above, with first class postage pre-paid for delivery to the above-named persons at the above-listed addresses and depositing such envelopes in a US mail collection box.

☐ **BY OVER NIGHT DELIVERY, VIA GOLDEN STATE OVERNIGHT:** I gave the document(s) to our overnight courier service for its daily pick-up for delivery to the offices of the addressee, addressed as set forth above.

☐ **BY PERSONAL SERVICE, VIA NATIONWIDE LEGAL ATTORNEY SERVICE:** I gave said documents to the firm's regular attorney service with specific instructions to be personally delivered by hand to the offices of the addressee, addressed as set forth above.

☐ **BY PERSONAL SERVICE (*Ex Parte*):** I personally delivered by hand to the attorney in attendance on behalf of the above-named counsel at the hearing of \_\_\_\_\_, in Department \_\_\_\_ of the \_\_\_\_\_ Courthouse, \_\_\_\_\_, California.

☒ **BY ELECTRONIC MAIL:** I transmitted said document(s) to the person(s) shown above by electronic mail to the email address shown above.

☐ **BY FACSIMILE:** I faxed said document(s) to the addressee, at the specified fax numbers shown above.

☐ **COURTESY COPY BY ELECTRONIC MAIL:** I transmitted courtesy copies of said document(s) to the person(s) shown above by electronic mail to the email address shown above.

☒ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on October 4, 2019, at Los Angeles, California.



Benjamin S. Tragish

Christopher S. Reeder, Bar No. 193041  
Chris@csrlawyers.com  
Benjamin S. Tragish, Bar No. 292188  
Ben@csrlawyers.com  
CSReeder, PC  
11766 Wilshire Blvd., Suite 1470  
Los Angeles, CA 90025  
Tel: (310) 861-2470

Attorneys for Arthur Aslanian, Anita Aslanian,  
LJ Properties, Inc. and Riverside Investors, LLC

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**

In re  
4402 MAMMOTH INVESTORS, LLC,  
Debtor,  
4402 MAMMOTH INVESTORS, LLC,  
Plaintiff  
v.  
STONEHAVEN, LLC  
Defendant.

Case No. 2:18-bk-12055-WB  
Chapter 11  
Adv. No. 2:19-ap-01289-WB

**ARTHUR ASLANIAN, ANITA ASLANIAN,  
LJ PROPERTIES, INC., AND RIVERSIDE  
INVESTORS, LLC'S OBJECTION TO  
AMENDED NOTICE OF DEPOSITION TO  
FIRST CHOICE BANK TO TESTIFY AT A  
DEPOSITION IN A BANKRUPTCY CASE  
(OR ADVERSARY PROCEEDING)**

**Date: October 8, 2019**  
**Time: 10:00 a.m.**  
**Location: 6310 San Vicente Blvd.,  
Suite 401  
Los Angeles, CA 90048**

///

PLEASE TAKE NOTICE that Arthur Aslanian, Anita Aslanian, LJ Properties, Inc. and Riverside Investors, LLC (“Responding Parties”) hereby object to Stonehaven, LLC’s (“Stovehaven”) Further Amended Notice of Deposition of First Choice Bank (“FCB”) on the following grounds:

**GENERAL OBJECTION**

Responding Parties object to Stonehaven’s Matters of Examination and Requests for Production to the extent the requests are overbroad and call for the production of confidential, personal financial information related to the Responding Parties, which exceed the reasonable scope of discovery and which violate the Temporary Restraining Order executed by the Court on September 20, 2019. Responding Parties do not object to responsive, non-confidential information relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so long as the information does not require the production of private, confidential information related to Responding Parties.

**MATTERS OF EXAMINATION**

**Item i) All debts owed by Debtor or Arthur Aslanian FCB.**

Objection. This request calls for the production of confidential, personal financial information related to Arthur Aslanian, which is irrelevant and exceeds the reasonable and proportional scope of discovery and which violates the Temporary Restraining Order executed by the Court on September 20, 2019. Responding Parties do not object to responsive, non-confidential information relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so long as the information does not require the production of private, confidential information related to Responding Parties.

**Item ii) Loan applications filed by either Arthur Aslanian.**

Objection. This request is vague and unintelligible. Further, it calls for the production of confidential, personal financial information related to Arthur Aslanian, which is irrelevant and exceeds the reasonable and proportional scope of discovery and which violates the Temporary Restraining Order executed by the Court on September 20, 2019. Responding Parties do not

1 object to responsive, non-confidential information relating to 4402 Mammoth Investors, LLC, the  
2 subject property, or attempts to refinance the subject property so long as the information does not  
3 require the production of private, confidential information related to Responding Parties.

4 **Item iii) Any tax returns filed in past five years for Debtor, Arthur Aslanian, Anita**  
5 **Aslanian, LJ Properties, LLC or Riverside Investors, LLC.**

6 Objection. This calls for the production of confidential, personal financial information  
7 related to the Responding Parties, which is irrelevant and exceeds the reasonable and proportional  
8 scope of discovery and which violates the Temporary Restraining Order executed by the Court on  
9 September 20, 2019. This request explicitly seeks confidential tax return information protected by  
10 the right of privacy. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225,  
11 229 (9th Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016  
12 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016). Responding parties specifically and  
13 explicitly object to the production of any tax return information. Responding Parties do not  
14 object to responsive, non-confidential communications relating to 4402 Mammoth Investors,  
15 LLC, the subject property, or attempts to refinance the subject property so long as the information  
16 does not require the production of private, confidential information related to Responding Parties.

17 **Item iv) The Acquisition and Refinancing of 120 Stonehaven Way, Los Angeles, CA**  
18 **90025**

19 Responding Parties object to the limited extent that this request calls for the production of  
20 information requiring the production of private, confidential information related to Responding  
21 Parties. Responding Parties do not object to responsive, non-confidential information relating to  
22 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject  
23 property.

24 **Item v) Any financial statements prepared by any person for Debtor, Arthur Aslanian,**  
25 **Anita Aslanian, LJ Properties, LLC or Riverside Investors, LLC**

26 Objection. This calls for the production of confidential, personal financial information  
27 related to the Responding Parties, which is irrelevant and exceeds the reasonable and proportional  
28 scope of discovery and which violates the Temporary Restraining Order executed by the Court on

September 20, 2019. Responding parties specifically and explicitly object to the production of any tax return information. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016). Responding Parties do not object to responsive, non-confidential information relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so long as the information does not require the production of private, confidential information related to Responding Parties.

#### **REQUESTS FOR PRODUCTION**

**1. All documents and communications relating to any obligation of Debtor or Aslanian to you.**

Objection. This calls for the production of confidential, personal financial information related to the Responding Parties, which is irrelevant and exceeds the reasonable and proportional scope of discovery and which violates the Temporary Restraining Order executed by the Court on September 20, 2019. Responding Parties do not object to responsive, non-confidential information relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so long as the information does not require the production of private, confidential information related to Responding Parties.

**2. All documents and communications relating to any efforts to acquire the Property, including but not limited to any loan application and any all attachments to any such applications, including but not limited to any tax returns provided to You.**

Objection. This request calls for the production of confidential, personal financial information related to the Responding Parties, which is irrelevant and exceeds the reasonable and proportional scope of discovery and which violates the Temporary Restraining Order executed by the Court on September 20, 2019. This request explicitly seeks confidential tax return information protected by the right of privacy. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975) *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016). Responding parties specifically and explicitly object to the production of any tax return

1 information. Responding Parties do not object to responsive, non-confidential communications  
2 relating to 4402 Mammoth Investors, LLC, the subject property, or attempts to refinance the  
3 subject property so long as the information does not require the production of private, confidential  
4 information related to Responding Parties.

5 **3. All documents and communications relating to any proposed or completed**  
6 **renovation of the Property.**

7 Objection. This request is vague and overbroad. Responding Parties do not object to  
8 responsive, non-confidential communications relating to 4402 Mammoth Investors, LLC, the  
9 subject property, or attempts to refinance the subject property so long as the information does not  
10 require the production of private, confidential information related to Responding Parties.

11 **4. Any and all documents evidencing payments to You from either or from**  
12 **Aslanian or Debtor.**

13 Objection. This request is vague and overbroad and calls for the production of information  
14 related to Arthur and Anita Aslanian, which is irrelevant and exceeds the reasonable and  
15 proportional scope of discovery and which violates the Temporary Restraining Order executed by  
16 the Court on September 20, 2019. Responding Parties do not object to responsive, non-  
17 confidential communications relating to 4402 Mammoth Investors, LLC, the subject property, or  
18 attempts to refinance the subject property so long as the information does not require the  
19 production of private, confidential information related to Responding Parties.

20 **5. Any and all documents evidencing payments from You to or for the benefit of**  
21 **Debtor or Aslanian**

22 Objection. This request is vague and overbroad and calls for the production of information  
23 related to Arthur and Anita Aslanian, which exceeds the reasonable scope of discovery and which  
24 is irrelevant and exceeds the reasonable and proportional scope of discovery and which violates  
25 the Temporary Restraining Order executed by the Court on September 20, 2019. Arthur and Anita  
26 Aslanian do not object to responsive, non-confidential communications relating to 4402  
27 Mammoth Investors, LLC, the subject property, or attempts to refinance the subject property so  
28 long as the information does not require the production of private, confidential information

related to Responding Parties.

DATED: October 4, 2019

**CSREEDER, PC**

By: 

Christopher S. Reeder  
Benjamin S. Tragish

**ATTORNEYS FOR ARTHUR  
ASLANIAN, ANITA ASLANIAN, LJ  
PROPERTIES, INC. AND RIVERSIDE  
INVESTORS, LLC**



**PROOF OF SERVICE**

**STATE OF CALIFORNIA            )**  
**COUNTY OF LOS ANGELES    )   ss:**

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is: 11766 Wilshire Blvd., Suite 1470, Los Angeles, CA 90025.

On October 4, 2019, I served the foregoing document described as **ARTHUR ASLANIAN AND ANITA ASLANIAN'S OBJECTION TO SUBPOENA FOR FIRST CHOICE BANK TO TESTIFY AT A DEPOSITION IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING)** on the parties in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

Michael H. Weiss, Esq. 6310 San Vicente Blvd., Suite 401 Los Angeles, CA 90048 Tel: 424.245.3100 Fax: 424.217.4160 <a href="mailto:mhw@mhw-pc.com">mhw@mhw-pc.com</a>	<i>Attorneys for Stonehaven, LLC</i>
Kevin J. Leichter, Esq. Andrew W. Hewitt, Esq. The Leichter Firm, APC 10203 Santa Monica Blvd., Fourth Floor Los Angeles, CA 90067 Tel: 310.229.0000 <a href="mailto:kleichter@theleichterfirm.com">kleichter@theleichterfirm.com</a> <a href="mailto:ahewitt@theleichterfirm.com">ahewitt@theleichterfirm.com</a>	<i>Attorneys for Stonehaven, LLC</i>
Rick Shaffer Law Offices of Richard S. Shaffer 3500 W. Olive Ave., Ste. 300 Burbank, CA 91505-4647 Tel: 818.227.5920 Fax: 818.227.5926 <a href="mailto:rick@raslaw.com">rick@raslaw.com</a>	<i>Attorney for First Choice Bank</i>
Mark T. Young Donahoe & Young LLP 25152 Springfield Court, Suite 345 Valencia, CA 91355 Tel: 661.259.9000 Fax: 661.554.7088 <a href="mailto:myoung@donahoeyoung.com">myoung@donahoeyoung.com</a>	<i>Attorney for 4402 Mammoth Investors, LLC</i>

☐ **BY MAIL:** By placing a true and correct copy of the above-described document(s) in envelope(s), addressed as set forth above, with first class postage pre-paid for delivery to the above-named persons at the above-listed addresses and depositing such envelopes in a US mail collection box.

☐ **BY OVER NIGHT DELIVERY, VIA GOLDEN STATE OVERNIGHT:** I gave the document(s) to our overnight courier service for its daily pick-up for delivery to the offices of the addressee, addressed as set forth above.

☐ **BY PERSONAL SERVICE, VIA NATIONWIDE LEGAL ATTORNEY SERVICE:** I gave said documents to the firm's regular attorney service with specific instructions to be personally delivered by hand to the offices of the addressee, addressed as set forth above.

☐ **BY PERSONAL SERVICE (*Ex Parte*):** I personally delivered by hand to the attorney in attendance on behalf of the above-named counsel at the hearing of \_\_\_\_\_, in Department \_\_\_\_ of the \_\_\_\_\_ Courthouse, \_\_\_\_\_, California.

☒ **BY ELECTRONIC MAIL:** I transmitted said document(s) to the person(s) shown above by electronic mail to the email address shown above.

☐ **BY FACSIMILE:** I faxed said document(s) to the addressee, at the specified fax numbers shown above.

☐ **COURTESY COPY BY ELECTRONIC MAIL:** I transmitted courtesy copies of said document(s) to the person(s) shown above by electronic mail to the email address shown above.

☒ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on October 4, 2019, at Los Angeles, California.



Benjamin S. Tragish

## **EXHIBIT 5**

**From:** Shelby@nadelcpa.com  
**To:** "Michael Weiss"; myoung@donahoeyoung.com; MGarcia@donahoeyoung.com; TWilliams@donahoeyoung.com;  
Ben Tragish; rick@raslaw.com; Christopher Reeder  
**Cc:** ahewitt@theleichterfirm.com; "Kevin Leichter"  
**Subject:** RE: Correct Page from Further Notice of Depositions of 4402 Mammoth.pdf  
**Date:** Tuesday, October 8, 2019 2:15:03 PM  
**Attachments:** Pages from Further Notice of Deposition of 4402 Mammoth.pdf

---

Michael,

The deposition information you sent above that you and I agreed upon is for October 10 at 9am in your office, not October 8 at 2pm.

Please advise.

Shelby Linka

**From:** Michael Weiss <mhw@mhw-pc.com>  
**Sent:** Thursday, October 3, 2019 2:16 PM  
**To:** myoung@donahoeyoung.com; MGarcia@donahoeyoung.com; TWilliams@donahoeyoung.com;  
ben@csrlawyers.com; rick@raslaw.com; chris@csrlawyers.com; Shelby@nadelcpa.com  
**Cc:** ahewitt@theleichterfirm.com; Kevin Leichter <kleichter@theleichterfirm.com>  
**Subject:** Correct Page from Further Notice of Depositions of 4402 Mammoth.pdf

1 **TO PLAINTIFF 4402 MAMMOTH INVESTORS, LLC AND ITS ATTORNEYS OF**  
2 **RECORD:**

3 **DEPOSITION OF 4402 MAMMOTH INVESTORS, LLC**

4 **PLEASE TAKE NOTICE** that, under Federal Rule of Bankruptcy Procedure 7030(b)(6),  
5 Defendant Stonehaven, LLC (“Defendant”), shall take the deposition upon oral examination of  
6 Plaintiff 4402 Mammoth Investors, LLC (“Debtor”) through one or more officers, directors,  
7 agents or other representatives who shall be designated to testify on Plaintiff’s behalf regarding  
8 all information known or reasonably available to Plaintiff with respect to the subject matter  
9 identified below.

10 This deposition shall commence on **October 10, 2019** at **9:00 a.m.** at the offices of **The**  
11 **Leichter Firm, 10203 Santa Monica Boulevard, 4<sup>th</sup> Floor, Los Angeles, California 90067**, or  
12 at such other time and location as agreed upon by the parties, and shall be taken before a duly  
13 certified court reporter. The deposition will be recorded by stenographic means and may be  
14 recorded by videotape.

15 NOTICE IS FURTHER GIVEN that Debtor shall bring and produce at the deposition, at  
16 the time and place specified in this notice the documents and things as more particularly  
17 described in Exhibit “A” hereto.

18 **NOTICE IS FURTHER** that, pursuant to Federal Rule of Bankruptcy Procedure  
19 7030(b)(6), the matters on which examination is requested are as follows:

- 20 a. All steps that Debtor has taken to refinance 120 Stonehaven Way, Los Angeles, CA 90025  
21 (the “Property”);
- 22 b. All steps that Debtor has taken to sell the Property;
- 23 c. All of the debts scheduled by Debtor on its schedules of assets and liabilities filed in this  
24 bankruptcy case;
- 25 d. All payments by Arthur Aslanian or any other party to pay the debts or other obligations  
26 of Debtor since January 1, 2017;
- 27 e. All facts relating to Debtor’s acquisition of the property;
- 28 f. All facts relating to Debtor’s attempts to obtain possession of the Property;

## **EXHIBIT 6**

**From:** Shelby@nadelcpa.com  
**To:** "Michael Weiss"; myoung@donahoeyoung.com; MGarcia@donahoeyoung.com; TWilliams@donahoeyoung.com;  
Ben Tragish; rick@raslaw.com; Christopher Reeder  
**Cc:** ahewitt@theleichterfirm.com; "Kevin Leichter"; nadel@nadelcpa.com  
**Subject:** Objection - Rule 45  
**Date:** Wednesday, October 9, 2019 2:54:21 PM  
**Attachments:** 19.10.04 Obj to Amend Subp to Nadel CPA.pdf

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Dear Mr. Weiss-

We are in receipt of an objection from counsel for the Aslanian's to the Notice of Amended Deposition for my firm (Nadel) to testify and to produce documents. Please note that we are joining into the objection, issued by counsel for the Aslanian's, pursuant to Rule 45. Therefore, we will not be producing any tax return information. Once the court makes a determination as to the objections, we will comply at that time with any Orders to Produce.

We are not privy to the temporary restraining order issued on September 20, 2019, indicted in the objection, and do not want to violate any court Orders.

Thank you for your attention to this matter.

Shelby Linka

## **EXHIBIT 7**



**From:** Ben Tragish  
**To:** Michael Weiss; Kevin Leichter  
**Cc:** myoung@donahoeyoung.com; MGarcia@donahoeyoung.com; Andrew Hewitt; Christopher Reeder; Yvonne Sanchez; Sherry Young  
**Subject:** RE: 4402 Mammoth Depositions  
**Date:** Wednesday, October 9, 2019 1:53:00 PM  
**Attachments:** image001.png

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Hi Michael,

We did not receive a response to the email below. Notwithstanding that we have not received notices for the proposed depositions of Mr. Aslanian, LJ Properties, or Riverside tomorrow and notwithstanding that we do have not categories of information upon which to prepare Mr. Aslanian to testify on behalf of these entities, Mr. Aslanian will plan to appear at Mr. Leichter's office at 9am tomorrow for depositions of Mr. Aslanian individually, and as the representative for LJ Properties and Riverside Investors. However, in the event Mr. Aslanian is subjected to continued harassment, intimidation, or any other improper attorney conduct, we will have no choice but to terminate the deposition. As noted below, Mr. Aslanian is being produced for seven hours of testimony, total, tomorrow.

Additionally, we would like to meet and confer with you regarding your requests for tax return information pertaining to Mr. Aslanian, Anita Aslanian, LJ Properties, and Riverside, and confidential financial statements of Mr. Aslanian and Ms. Aslanian.

The Ninth Circuit Court of Appeals recognizes a public policy against unnecessary disclosure of tax returns. *See, e.g., Premium Services Corp. v. Sperry & Hutchinson Co.*, 511 F.2d 225, 229 (9th Cir. 1975) (sustaining objection to subpoena seeking production of tax returns as to individual and his affiliated entity in anti-trust litigation); *Sandoval v. Lagoon Assocs., LLC*, No. CV 15-04880 RGK (RAOx), 2016 U.S. Dist. LEXIS 41473, at \*8 (C.D. Cal. Mar. 23, 2016) (declining to compel discovery of tax return information on grounds that the financial information sought through tax returns could be provided through other discovery methods). *Sandaval* explains that courts generally apply a two-pronged test to balance the liberal scope of discovery and the policy favoring the confidentiality of tax returns. *Id.* at 8. First, the court must find that the returns are relevant to the subject matter of the action. *Id.* Second, the court must find that there is a compelling need for the returns because the information contained therein is not otherwise readily obtainable. *Id.* at 8-9 [internal citations omitted].

Both the requests for tax return information and for the confidential financial information of Mr. Aslanian, Anita Aslanian, LJ Properties, and Riverside Investors are patently not relevant and proportional to the scope of the discovery for the preliminary injunction hearing. Fed R. Civ. Proc. 26(c) "underscores the extensive control that district courts have over the discovery process, authorizing courts to make any order which justice requires to protect a party or person from annoyance, embarrassment, oppression, or undue burden or expense." *United States v. Calumbia Broadcasting System, Inc.*, 666 F.2d 364, 369 (citing 8 C. Wright and A. Miller, Federal Practice and Procedure: Civil § 2036 at 267).

We intend to move for a protective order as to these limited issues if they cannot be resolved

promptly. Please advise as to your availability to discuss.

**From:** Ben Tragish

**Sent:** Tuesday, October 8, 2019 12:22 PM

**To:** Michael Weiss <mhw@mhw-pc.com>; Kevin Leichter <kleichter@theleichterfirm.com>

**Cc:** myoung@donahoeyoung.com; MGarcia@donahoeyoung.com; Andrew Hewitt  
<ahewitt@theleichterfirm.com>; Christopher Reeder <chris@csrlawyers.com>

**Subject:** RE: 4402 Mammoth Depositions

Dear Counsel,

Our office called Nadel CPA to confirm whether there would be a witness appearance at 2pm today in light of the further amended notice today we received for Nadel CPA's deposition at 2pm at Mr. Weiss' office. We were advised Nadel CPA was never served with a notice of deposition/subpoena for today's date and did not plan to appear for a deposition today.

Furthermore, other than Mr. Leichter's vitriolic email below, we have yet to hear back from your office regarding the location for the depositions of Mr. Aslanian, LJ Properties, Inc., or Riverside Investors, LLC, and we have yet to receive notice of the proposed October 10 depositions.

Please advise.

-Ben

**From:** Kevin Leichter <kleichter@theleichterfirm.com>

**Sent:** Friday, October 4, 2019 3:15 PM

**To:** Christopher Reeder <chris@csrlawyers.com>; Ben Tragish <ben@csrlawyers.com>

**Cc:** myoung@donahoeyoung.com; MGarcia@donahoeyoung.com; Michael Weiss <mhw@mhw-pc.com>; rick@raslaw.com; Andrew Hewitt <ahewitt@theleichterfirm.com>

**Subject:** Re: 4402 Mammoth Depositions

Chris,

Your stated concerns are unfounded, in reason and in fact. Nothing untoward has ever occurred at your client's depositions in the past, and thus no reason exists for genuine concern on your part. Accordingly, the depositions will proceed as noticed, at my office, unless you obtain a protective order from the Court, which you are welcome to seek (however unwarranted in our opinion). See Rule 7026.

That said, if you have security concerns, founded or not, your client is welcome to bring a security guard, on the condition that he or she not interfere with the examination.

In short, this deposition is going forward, in the ordinary course. We expect – and insist on -- your client's attendance absent a protective order. If he does not attend per notice, we will seek dismissal of the adversary proceeding, and sanctions. See Rule 7037.

Thank you,

Kevin

P.S. We are entitled to 7 hours for each deposition. We are combining with the thought that the examinations will be shorter and more efficient. But we are not being limited by our efforts at efficiency. On a related note, we expect that 30(b)(6) will be complied with and your designee (Arthur Aslanian per your advice) will be FULLY PREPARED TO TESTIFY AS TO ALL KNOWLEDGE OF THE ENTITY. If that is the case, and there is no obstruction, 7 hours should be plenty.--K

**From:** Christopher Reeder <[chris@csrlawyers.com](mailto:chris@csrlawyers.com)>

**Date:** Friday, October 4, 2019 at 5:26 PM

**To:** Michael Weiss <[mhw@mhw-pc.com](mailto:mhw@mhw-pc.com)>, Ben Tragish <[ben@csrlawyers.com](mailto:ben@csrlawyers.com)>

**Cc:** "[myoung@donahoeyoung.com](mailto:myoung@donahoeyoung.com)" <[myoung@donahoeyoung.com](mailto:myoung@donahoeyoung.com)>, "[MGarcia@donahoeyoung.com](mailto:MGarcia@donahoeyoung.com)" <[MGarcia@donahoeyoung.com](mailto:MGarcia@donahoeyoung.com)>, "[rick@raslaw.com](mailto:rick@raslaw.com)" <[rick@raslaw.com](mailto:rick@raslaw.com)>, Andrew Hewitt <[ahewitt@theleichterfirm.com](mailto:ahewitt@theleichterfirm.com)>, Kevin Leichter <[kleichter@theleichterfirm.com](mailto:kleichter@theleichterfirm.com)>

**Subject:** Re: 4402 Mammoth Depositions

Michael, it can be at your office if you like. However, the client does not feel safe going to the noticed location.

**From:** Michael Weiss <[mhw@mhw-pc.com](mailto:mhw@mhw-pc.com)>

**Date:** Friday, October 4, 2019 at 2:25 PM

**To:** Benjamin Tragish <[ben@csrlawyers.com](mailto:ben@csrlawyers.com)>

**Cc:** "[myoung@donahoeyoung.com](mailto:myoung@donahoeyoung.com)" <[myoung@donahoeyoung.com](mailto:myoung@donahoeyoung.com)>, "[MGarcia@donahoeyoung.com](mailto:MGarcia@donahoeyoung.com)" <[MGarcia@donahoeyoung.com](mailto:MGarcia@donahoeyoung.com)>, "[rick@raslaw.com](mailto:rick@raslaw.com)" <[rick@raslaw.com](mailto:rick@raslaw.com)>, Christopher Reeder <[chris@csrlawyers.com](mailto:chris@csrlawyers.com)>, "[ahewitt@theleichterfirm.com](mailto:ahewitt@theleichterfirm.com)" <[ahewitt@theleichterfirm.com](mailto:ahewitt@theleichterfirm.com)>, "[kleichter@theleichterfirm.com](mailto:kleichter@theleichterfirm.com)" <[kleichter@theleichterfirm.com](mailto:kleichter@theleichterfirm.com)>

**Subject:** RE: 4402 Mammoth Depositions

Mr. Tragish:

We expect the deposition to occur at Mr. Leichter's offices as noticed.

Michael H. Weiss, Esq.  
Professional Corporation  
6310 South San Vicente Boulevard, Suite 401  
Los Angeles, CA 90048  
Telephone: (424) 245-3102  
Cell: (310) 913-1774

Facsimile: (424) 217-4160

**From:** Ben Tragish <[ben@csrlawyers.com](mailto:ben@csrlawyers.com)>

**Sent:** Friday, October 4, 2019 12:05 PM

**To:** Michael Weiss <[mhw@mhw-pc.com](mailto:mhw@mhw-pc.com)>; Mark Young <[myoung@donahoeyoung.com](mailto:myoung@donahoeyoung.com)>; Maria Garcia <[MGarcia@donahoeyoung.com](mailto:MGarcia@donahoeyoung.com)>; Rick Shaffer <[rick@raslaw.com](mailto:rick@raslaw.com)>; Christopher Reeder <[chris@csrlawyers.com](mailto:chris@csrlawyers.com)>

**Cc:** [ahewitt@theleichterfirm.com](mailto:ahewitt@theleichterfirm.com); Kevin Leichter <[kleichter@theleichterfirm.com](mailto:kleichter@theleichterfirm.com)>

**Subject:** RE: 4402 Mammoth Depositions

Hi Michael,

As to our clients (Arthur Aslanian, Riverside, LJ Properties), we can proceed with depositions on October 10, 2019. I understand that this date also works for Mammoth. However the total time of the examinations combined will need to be limited to 7 hours. For reasons previously discussed in the TRO/Preliminary Injunction briefing, we object to the depositions taking place at Mr. Leichter's office. We request that you set the depositions at our offices just down the road in Brentwood (11766 Wilshire Blvd., Suite 1470). We are happy to host and accommodate everyone. Please let us know if this is agreeable.

Additionally, I am enclosing objections that will be served to your amended notices to First Choice Bank and Nadel CPA.

-Ben

CSReeder, PC

**Benjamin S. Tragish, Esq.**

11766 Wilshire Boulevard

Suite 1470

Los Angeles, CA 90025

Direct dial: (310) 861-2474

[ben@csrlawyers.com](mailto:ben@csrlawyers.com)

[www.csrlawyers.com](http://www.csrlawyers.com)

**From:** Michael Weiss <[mhw@mhw-pc.com](mailto:mhw@mhw-pc.com)>

**Sent:** Thursday, October 3, 2019 10:35 AM

**To:** Mark Young <[myoung@donahoeyoung.com](mailto:myoung@donahoeyoung.com)>; Maria Garcia <[MGarcia@donahoeyoung.com](mailto:MGarcia@donahoeyoung.com)>; Ben Tragish <[ben@csrlawyers.com](mailto:ben@csrlawyers.com)>; Rick Shaffer <[rick@raslaw.com](mailto:rick@raslaw.com)>; Christopher Reeder <[chris@csrlawyers.com](mailto:chris@csrlawyers.com)>

**Cc:** [ahewitt@theleichterfirm.com](mailto:ahewitt@theleichterfirm.com); Kevin Leichter <[kleichter@theleichterfirm.com](mailto:kleichter@theleichterfirm.com)>

**Subject:** 4402 Mammoth Depositions

Dear Counsel:

Arthur Aslanian Deposition: We propose to have this deposition at Kevin Leichter's office at 9:00 a.m. on October 10 and will be for Mr. Aslanian as PMK of 4402 Mammoth, LJ Properties, Riverside Investors and Mr. Aslanian individually.

First Choice Bank: We propose that depo take place at my offices at 9:30 a.m. on October 8. I expect that it will not take more than two hours.

Nadel CPA: We propose that depo take place at my offices at 2:00 p.m. on October 8. I expect that it will not take more than three hours.

Please also note, pursuant to the attached email that the PMK for Concord is not available for either a depo or trial. It is our position that no one from Concord can therefore testify at trial.

Please call me as soon as possible to discuss this if you have any issues.  
Otherwise I will send a revised notice of depositions out forthwith.

Michael H. Weiss, Esq.  
Professional Corporation  
6310 South San Vicente Boulevard, Suite 401  
Los Angeles, CA 90048  
Telephone: (424) 245-3102  
Cell: (310) 913-1774  
Facsimile: (424) 217-4160

**PROOF OF SERVICE**

**STATE OF CALIFORNIA            )**  
**COUNTY OF LOS ANGELES    ) ss:**

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is: 11766 Wilshire Blvd., Suite 1470, Los Angeles, CA 90025.

On October 9, 2019, I served the foregoing document described as **ARTHUR ASLANIAN AND ANITA ASLANIAN'S OBJECTION TO SUBPOENA FOR FIRST CHOICE BANK TO TESTIFY AT A DEPOSITION IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING)** on the parties in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

Michael H. Weiss, Esq. 6310 San Vicente Blvd., Suite 401 Los Angeles, CA 90048 Tel: 424.245.3100 Fax: 424.217.4160 <a href="mailto:mhw@mhw-pc.com">mhw@mhw-pc.com</a>	<i>Attorneys for Stonehaven, LLC</i>
Kevin J. Leichter, Esq. Andrew W. Hewitt, Esq. The Leichter Firm, APC 10203 Santa Monica Blvd., Fourth Floor Los Angeles, CA 90067 Tel: 310.229.0000 <a href="mailto:kleichter@theleichterfirm.com">kleichter@theleichterfirm.com</a> <a href="mailto:ahewitt@theleichterfirm.com">ahewitt@theleichterfirm.com</a>	<i>Attorneys for Stonehaven, LLC</i>
Rick Shaffer Law Offices of Richard S. Shaffer 3500 W. Olive Ave., Ste. 300 Burbank, CA 91505-4647 Tel: 818.227.5920 Fax: 818.227.5926 <a href="mailto:rick@raslaw.com">rick@raslaw.com</a>	<i>Attorney for First Choice Bank</i>
Shelby Linka Nadel CPA 16133 Ventura Blvd., #955 Encino, CA 913436 <a href="mailto:Shelby@nadelcpa.com">Shelby@nadelcpa.com</a>	
Mark T. Young Donahoe & Young LLP 25152 Springfield Court, Suite 345 Valencia, CA 91355 Tel: 661.259.9000	<i>Attorney for 4402 Mammoth Investors, LLC</i>

Fax: 661.554.7088  
[myoung@donahoeyoung.com](mailto:myoung@donahoeyoung.com)

☐ **BY MAIL:** By placing a true and correct copy of the above-described document(s) in envelope(s), addressed as set forth above, with first class postage pre-paid for delivery to the above-named persons at the above-listed addresses and depositing such envelopes in a US mail collection box.

☐ **BY OVER NIGHT DELIVERY, VIA GOLDEN STATE OVERNIGHT:** I gave the document(s) to our overnight courier service for its daily pick-up for delivery to the offices of the addressee, addressed as set forth above.

☐ **BY PERSONAL SERVICE, VIA NATIONWIDE LEGAL ATTORNEY SERVICE:** I gave said documents to the firm's regular attorney service with specific instructions to be personally delivered by hand to the offices of the addressee, addressed as set forth above.

☐ **BY PERSONAL SERVICE (*Ex Parte*):** I personally delivered by hand to the attorney in attendance on behalf of the above-named counsel at the hearing of \_\_\_\_\_, in Department \_\_\_\_ of the \_\_\_\_\_ Courthouse, \_\_\_\_\_, California.

☐ **BY ELECTRONIC MAIL:** I transmitted said document(s) to the person(s) shown above by electronic mail to the email address shown above.

☐ **BY FACSIMILE:** I faxed said document(s) to the addressee, at the specified fax numbers shown above.

☐ **COURTESY COPY BY ELECTRONIC MAIL:** I transmitted courtesy copies of said document(s) to the person(s) shown above by electronic mail to the email address shown above.

☐ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on October 9, 2019, at Los Angeles, California.

\_\_\_\_\_  
Benjamin S. Tragish